

ARTICLE 6. **DENSITY**

[FORM - FRONTAGE - STANDARDS] [USE - **DENSITY**]

Part 6A. **Introduction**

Part 6B. **Density Districts**

Part 6C. **Density Rules**

CONTENTS

Part 6A.	Introduction	6-3
Div. 6A.1.	Orientation	6-4
Div. 6A.2.	Opening Provisions	6-7
Part 6B.	Density Districts	6-9
Div. 6B.1.	Maximum Density	6-10
Part 6C.	Density Rules.	6-13
Div. 6C.1.	Maximum Density	6-14

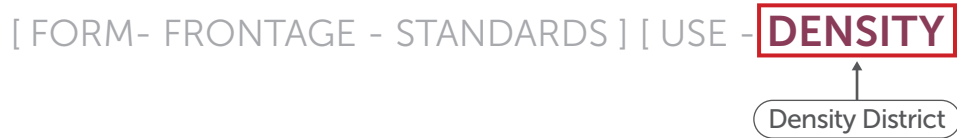
PART 6A. INTRODUCTION

Div. 6A.1. Orientation	6-4
Sec. 6A.1.1. Relationship to Zone String	6-4
Sec. 6A.1.2. How to Use Article 6 (Density)	6-4
Sec. 6A.1.3. Density District Naming Convention	6-6
Div. 6A.2. Opening Provisions	6-7
Sec. 6A.2.1. Density Intent	6-7
Sec. 6A.2.2. Density Applicability	6-7
Sec. 6A.2.3. Relationship to Use Districts	6-8
Sec. 6A.2.4. Relationship to Public Benefit Systems	6-8
Sec. 6A.2.5. Relationship to Form Districts	6-8

DIV. 6A.1. **ORIENTATION**

SEC. 6A.1.1. **RELATIONSHIP TO ZONE STRING**

A zone string is composed of the following districts, as established in *Sec. 1.5.2. (Zoning Map)*:



The Density District is a separate and independent component of each zone.

SEC. 6A.1.2. **HOW TO USE ARTICLE 6 (DENSITY)**

A. **Identify the Density District**

The fifth component in a zone string identifies the Density District for a property.

B. **Density District Standards**

Density Districts standards are located in *Part 6B. (Density Districts)*. Each Density District identifies the standards specific to that Density District.

C. **Interpreting Density District Standards**

Each standard in a Density District in *Part 6B. (Density Districts)* provides a reference to *Part 6C. (Density Rules)* where the standard is explained in detail.

Form District Example:

Zone String

[LM2-MU2-5] [RG1-**4**]

Find Your Applied Density District

Part 6B (Density Districts)

SEC. 6B.1.2 LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6 Density Districts, the maximum density of household living units is determined using the table below. A lot may contain a maximum of one household living unit and one group living unit, except where limited by the applicable Use District.

Density District	Lot Area per Household Living Unit (min sq-ft) Sec. 6C.1.2	Lot Area per Group Living Unit (min sq-ft) Sec. 6C.1.3
FA	Limited by Floor Area	Limited by Floor Area
2	200	Limited by Floor Area
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

Annotations: "Density District Category" points to the first column, "Density Standard" points to the second and third columns, "Link to Rules" points to the table, and "Specification for Standard" points to the highlighted row for Density District 4.

Part 6C (District Rules)

Learn More About Your Rules

SEC. 6C.1.3 LOT AREA PER GROUP LIVING UNIT

The maximum number of group living units allowed on a lot based on lot area.

A. Intent
 The intent of regulating the number of group living units based on lot area is to provide a method that ensures there is a specified maximum ratio of group living units in relation to the size of a lot.

B. Applicability
 Lot area per guest room applies to any project that includes group living units in a lot area-based Density District.

C. Standards
 The number of group living units on a lot shall not exceed the maximum established by the applicable Density District in Sec. 6B.1.2. (Lot Area-Based Districts).

D. Measurement

- The maximum number of group living units is calculated by dividing the lot area by the group living units per lot area value as outlined in Sec. 6B.1.2. (Lot Area-Based Districts), and can be provided in conjunction with any household living units if permitted on a lot as calculated in Sec. 6C.1.2. (Lot Area per Household Living Unit).
- Lot area is counted only once – for either a household living unit, or a group living unit.
- Fractions of units do not count toward an additional household living unit or guest room, except as permitted in Article 9. (Public Benefit Programs).
- When density is designated as Limited by Floor Area, there is no maximum density. Group living units are limited only by the physical constraints of the applicable Form District and are subject to the dimensional requirements in Chapter 9. (Building Regulations).
- When density is designated as Not Permitted, household living units or group living units are not permitted.

E. Exceptions
 Accessory dwelling units, compliant with Sec. 5C.9.1. (Accessory Dwelling Units) and Sec.

SEC. 6A.1.3. **DENSITY DISTRICT NAMING CONVENTION**

There are two categories of Density Districts, lot-based and lot area-based.

A. **Lot-Based Districts**

Lot-Based Districts names include a number, representing the maximum quantity of household dwelling units that are allowed on a lot, followed by the letter "L".

B. **Lot Area-Based Districts**

With the exception of the "FA" and "N" Density Districts, lot-based Density District names are a number that represents how many hundreds of square feet of lot area are required per household dwelling unit or efficiency dwelling unit. The FA Density District is an abbreviation for "Floor Area", indicating that floor area is the only practical limit to density in this district and that the effective minimum lot area per household dwelling unit or efficiency dwelling unit is 0 square feet. The N Density District is an abbreviation for "Not Permitted", indicating that no household dwelling units or efficiency dwelling units are allowed in this Density District.

DIV. 6A.2. **OPENING PROVISIONS**

SEC. 6A.2.1. **DENSITY INTENT**

The intent of *Article 6 (Density)* is to establish Density Districts, a mechanism that regulates the number of household dwelling units or efficiency dwelling units permitted on any lot, otherwise known as density. Density Districts allow for a wide variety of zoning approaches to housing.

SEC. 6A.2.2. **DENSITY APPLICABILITY**

A. **General**

All projects filed after the effective date of this Zoning Code shall comply with the Density Standards in Article 6 (Density), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. **Project Activities**

- Categories of Density rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

DENSITY RULE CATEGORY		PROJECT ACTIVITIES									
		New Construction	Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Major Renovation	Minor Renovation	Maintenance & Repair
<i>Div. 6C.1</i>	Maximum Density	●	○	●	○	○	●	○	●	●	○

● = Rules generally apply to this project activity
 ○ = Rules are not applicable

- Project Activities are defined in *Sec. 14.1.15. (Project Activities)*.
- Where a category of Density rules are listed as generally applicable in the table above, and the applied Density District (*Part 6B*) provides specifications for a standard in that Density rule category, the project activity shall meet all applicable Density standards within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 6C. (Density Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the Density District rules is listed as not applicable in the table above, no standards from that Density rule category apply to the project activity.

C. Nonconformity

Nonconformity provides relief from the requirements of Article 6 (Density) for existing lots, site improvements, buildings and structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Density Standards in Article 6 (Density) for a nonconforming use, unless otherwise specified by *Div. 12.7. (Nonconforming Density)*.

SEC. 6A.2.3. RELATIONSHIP TO USE DISTRICTS

- A. When household dwelling units or efficiency dwelling units are permitted by a Use District in *Part 5B. (Use Districts)*, the Density Districts in *Article 6 (Density)* establish limits on the number of household dwelling units or efficiency dwelling units. While maximum density is set by the Density Districts, minimum density may be set by the Use District.
- B. Some Use Districts in *Part 5B. (Use Districts)* establish additional requirements for household dwelling units and efficiency dwelling units in addition to those in *Article 6 (Density)*.

SEC. 6A.2.4. RELATIONSHIP TO PUBLIC BENEFIT SYSTEMS

Affordable housing incentive programs, outlined in *Article 9. (Public Benefit Systems)*, offer a variety of methods to obtain additional density (in excess of the limits established in *Article 6 (Density)* and the applied Density District) in exchange for different affordability levels and types of affordable housing.

SEC. 6A.2.5. RELATIONSHIP TO FORM DISTRICTS

Form Districts do not directly limit density, but do establish requirements that may result in physical constraints that could impact the number of household dwelling units or efficiency dwelling units that can be accommodated on a lot.

PART 6B. DENSITY DISTRICTS

Div. 6B.1. Maximum Density	6-10
Sec. 6B.1.1. Lot-Based Districts	6-10
Sec. 6B.1.2. Lot Area-Based Districts	6-11

DIV. 6B.1. **MAXIMUM DENSITY**

Every Density District has a corresponding maximum density. The maximum density either limits the number of dwelling units allowed based on lot area or indicates a flat limit on the number of dwelling units allowed per lot.

SEC. 6B.1.1. **LOT-BASED DISTRICTS**

In 1L, 2L, 3L and 4L Density Districts, the maximum number of dwelling units permitted on a lot is limited according to the table below.

LOT-BASED DISTRICTS	
Density District	Dwelling Units Per Lot (max) <i>Sec. 6C.1.1.</i>
1L	1
2L	2
3L	3
4L	4

SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Dwelling Unit (min SF) <i>Sec. 6C.1.2.</i>	Lot Area per Efficiency Dwelling Unit (min SF) <i>Sec. 6C.1.3.</i>
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
25	2500	1250
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

PART 6C. DENSITY RULES

Div. 6C.1. Maximum Density	6-14
Sec. 6C.1.1. Dwelling Units Per Lot.	6-14
Sec. 6C.1.2. Lot Area Per Household Dwelling Unit.	6-15
Sec. 6C.1.3. Lot Area Per Efficiency Dwelling Unit	6-17

DIV. 6C.1. MAXIMUM DENSITY

SEC. 6C.1.1. DWELLING UNITS PER LOT

The maximum number of dwelling units allowed on a lot.

A. Intent

The intent of regulating the number of dwelling units based on a fixed number per lot is to provide a method to establish a specific maximum number of dwelling units, regardless of lot area.

B. Applicability

Dwelling units per lot applies to any project that includes dwelling units and is constructed in a lot-based district.

C. Standards

1. Regardless of lot area, the number of dwelling units is limited to the maximum dwelling units per lot outlined in *Sec. 6B.1.1. (Lot-Based Districts)*.
2. Where a lot is large enough to be subdivided following the applied Form District lot area standards and the subdivision requirements in *Article 11. (Division of Land)*, each new lot is entitled to the maximum dwelling units per lot established by the applied Density District.

D. Measurement

1. Dwelling units per lot is measured as the cumulative number of dwelling units on a lot.

E. Exceptions

Accessory dwelling units and junior accessory dwelling units, compliant with *Div. 9.5. (Accessory Dwelling Unit Incentive Programs)*, are exempt from the density limit for lots having one or more dwelling units.

F. Relief

1. An increase in the maximum dwelling units per lot may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 6C.1.2. **LOT AREA PER HOUSEHOLD DWELLING UNIT**

The maximum number of household dwelling units allowed on a lot based on lot area.

A. **Intent**

The intent of regulating the number of household dwelling units based on a lot area is to provide a method that ensures there is a specified maximum ratio of household dwelling units in relation to the size of a lot.

B. **Applicability**

Lot area per household dwelling unit applies to any project that includes household dwelling units in a lot area-based Density District.

C. **Standards**

The number of household dwelling units on a lot shall not exceed the maximum established by the applied Density District in *Sec. 6B.1.2. (Lot Area-Based Districts)*.

D. **Measurement**

1. The maximum number of household dwelling units is calculated by dividing the lot area by the lot area per household dwelling unit value outlined in *Sec. 6B.1.2. (Lot Area-Based Districts)*, and can be provided in conjunction with efficiency dwelling units where permitted, as calculated in *Sec. 6C.1.3. (Lot Area per Efficiency Dwelling Unit)*.
2. Lot area is counted only once - for either a household dwelling unit or an efficiency dwelling unit. For example, a 5,000 square-foot lot with a 10 Density District could have 5 household dwelling units, or 3 household dwelling units plus 4 efficiency dwelling units, or any combination that does not exceed the maximum number of dwelling units permitted by the ratios.
3. Fractions of units do not count towards an additional household dwelling unit, except as permitted in *Article 9. (Public Benefit Programs)*.
4. When density is designated as "Limited by Floor Area", there is no maximum density. Household dwelling units are limited only by the physical constraints of the applied Form District.
5. When density is designated as "Not Permitted", household dwelling units are not permitted.

E. **Exceptions**

Accessory dwelling units and junior accessory dwelling units, compliant with *Div. 9.5. (Accessory Dwelling Unit Incentive Programs)*, are exempt from the density limit for lots having one or more dwelling units.

F. Relief

1. A decrease in the minimum lot area per household dwelling unit may be requested as a variance pursuant to *Sec. 13B.5.3. (Variance)*.
2. For projects that include multiple parcels with different applied Density Districts (*Part 6B*), the transfer of density across the development site may be requested, in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

a. Supplemental Findings

In addition to the findings in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also find that the project meets the following conditions:

- i. The project meets the definition of unified development.
- ii. All lots included in the project have a Commercial-Mixed (*Div. 5B.6.*), Commercial (*Div. 5B.7.*), Industrial-Mixed (*Div. 5B.8.*), or Industrial (*Div. 5B.9.*) Use District applied, or the project is located entirely in the Downtown Community Plan Area and all lots included in the project have a Residential-Mixed (*Div. 5B.5.*), Commercial-Mixed (*Div. 5B.6.*), Commercial (*Div. 5B.7.*), Industrial-Mixed (*Div. 5B.8.*), or Industrial (*Div. 5B.9.*) Use District applied.
- iii. Where any individual lot exceeds the maximum density specified by the applied Density District (*Part 6B*), the total number of dwelling units across all lots included in the unified development shall not exceed the sum of the maximum number of dwelling units allowed across all lots as calculated based on the maximum density specified by each applied Density District (*Part 6B*).

b. Supplemental Procedures

If the Zoning Administrator approves the density transfer, the applicant shall file a covenant running with the land with the Department of Building and Safety, prior to the issuance of any building permits, that specifies the following:

- i. The operation and maintenance of the development as a unified development is continued in perpetuity;
- ii. The density used and the remaining unbuilt density, if any, is allocated to each lot;
- iii. The unifying design elements are maintained and continued in perpetuity; and
- iv. An individual or entity is specified to be responsible and accountable for compliance and the fee for the annual inspection of compliance by the Department of Building and Safety, as required pursuant to *LAMC Chapter 1, Sec. 19.11. (Annual Inspection of Compliance with Floor Area Ratio Averaging and Residential Density Transfer Covenants)*.

SEC. 6C.1.3. **LOT AREA PER EFFICIENCY DWELLING UNIT**

The maximum number of efficiency dwelling units allowed on a lot based on lot area.

A. **Intent**

The intent of regulating the number of efficiency dwelling units based on lot area is to provide a method that ensures there is a specified maximum ratio of efficiency dwelling units in relation to the size of a lot.

B. **Applicability**

Lot area per efficiency dwelling unit applies to any project that includes efficiency dwelling units in a lot area-based Density District.

C. **Standards**

The number of efficiency dwelling units on a lot shall not exceed the maximum established by the applied Density District in *Sec. 6B.1.2. (Lot Area-Based Districts)*.

D. **Measurement**

1. The maximum number of efficiency dwelling units is calculated by dividing the lot area by the lot area per efficiency dwelling unit value outlined in *Sec. 6B.1.2. (Lot Area-Based Districts)*, and can be provided in conjunction with household dwelling units where permitted, as calculated in *Sec. 6C.1.3. (Lot Area per Household Dwelling Unit)*.
2. Lot area is counted only once - for either a household dwelling unit or an efficiency dwelling unit. For example, a 5,000 square-foot lot with a 10 Density District could have 5 household dwelling units, or 3 household dwelling units plus 4 efficiency dwelling units, or any combination that does not exceed the maximum number of dwelling units permitted by the ratios.
3. Fractions of units do not count towards an additional household dwelling unit or efficiency dwelling unit, except as permitted in *Article 9. (Public Benefit Programs)*.
4. When density is designated as "Limited by Floor Area", there is no maximum density. Efficiency dwelling units are limited only by the physical constraints of the applied Form District.
5. When density is designated as "Not Permitted", efficiency dwelling units are not permitted.

E. **Exceptions**

Accessory dwelling units and junior accessory dwelling units, compliant with *Div. 9.5. (Accessory Dwelling Unit Incentive Programs)*, are exempt from the density limit for lots having one or more dwelling units.

F. Relief

1. A decrease in the minimum lot area per efficiency dwelling unit may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.
2. For projects that include multiple parcels having different applied Density Districts (*Part 6B*), the transfer of density across the development site may be requested, in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

a. Supplemental Findings

In addition to the findings in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also find that the project meets the following conditions:

- i. The project meets the definition of unified development.
- ii. All lots included in the project have a Commercial-Mixed (*Div. 5B.6.*), Commercial (*Div. 5B.7.*), Industrial-Mixed (*Div. 5B.8.*), or Industrial (*Div. 5B.9.*) Use District applied, or the project is located entirely in the Downtown Community Plan Area and all lots included in the project have a Residential-Mixed (*Div. 5B.5.*), Commercial-Mixed (*Div. 5B.6.*), Commercial (*Div. 5B.7.*), Industrial-Mixed (*Div. 5B.8.*), or Industrial (*Div. 5B.9.*) Use District applied.
- iii. Where any individual lot exceeds the maximum density specified by the applied Density District (*Part 6B*), the total number of dwelling units across all lots included in the unified development shall not exceed the sum of the maximum number of dwelling units allowed across all lots as calculated based on the maximum density specified by each applied Density District (*Part 6B*).

b. Supplemental Procedures

If the Zoning Administrator approves a density transfer, the applicant shall file a covenant running with the land with the Department of Building and Safety, prior to the issuance of any building permits, that specifies the following:

- i. The operation and maintenance of the development as a unified development is continued in perpetuity;
- ii. The density used and the remaining unbuilt density, if any, is allocated to each lot;
- iii. The unifying design elements are maintained and continued in perpetuity; and
- iv. An individual or entity is specified to be responsible and accountable for compliance and the fee for the annual inspection of compliance by the Department of Building and Safety, as required pursuant to *LAMC Chapter 1, Sec. 19.11. (Annual Inspection of Compliance with Floor Area Ratio Averaging and Residential Density Transfer Covenants)*.